

PAMPHLET FILE

DESCRIPTION

— OF THE —

LOUGHRY LANDS

A Tract of Seven Hundred and
Forty-Five Acres,

— IN —

Adams and Scioto Counties, Ohio.

— WITH —

PLAT AND GEOLOGICAL SECTION.

QE152
A24D47

1891
ENTERPRISE PUBLISHING COMPANY,
PORTSMOUTH, OHIO.

Andrews, E. B.

DESCRIPTION

— OF THE —

LOUGHRY LANDS

A Tract of Seven Hundred and Forty
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— IN —

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— WITH —

PLAT AND GEOLOGICAL SECTION.

These lands embrace 745 acres in one body, lying partly in Scioto and partly in Adams counties in the state of Ohio. There are 254 acres in Scioto county and the remaining 491 acres are in Adams county. The tract is made up of no less than 12 surveys and parts of surveys in the Virginia Military District of the state of Ohio, numbered as follows:—

QE 152
A24 D47

DESCRIPTION OF LOUGHRY LANDS

Survey No. 1623, containing (part).	168.75 acres.
" 14249 " (whole).	35 "
" 13103 " "	10 "
" 9689 " "	12 "
" 10846 " "	21 "
" 14890 " "	40 "
" 15584 " (part)	30 "
" 15521 " "	33 "
" 15871—15881 " "	10 "
" 13119 " "	120 "
" 2459—2558 " "	145.33 "
" 15572—15633 " "	124 "

Total, 745 acres.

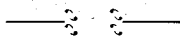
These lands are now described, conveyed and embraced in two tracts (formerly described in twelve tracts) of which 168.75 acres in survey No. 1623 is the first tract and the remainder is the second tract, and contains 576.33 acres. The entire two tracts as one body, front for about one mile along the Ohio river on the north or right bank, beginning at the western line of the village of Buena Vista in Scioto county, Ohio and extending thence westerly to the village of Rockville in Adams county, Ohio. The steamboat landing for the village of Buena Vista is upon this land and parties using it pay the present proprietor a rental. There is deep and good water along the entire river front of the land. There are about 55 acres of river bottom land along the river bank and between that and the foot of the hill.

The bottom land varies from 6 to 20 rods in width, and separated is from the hills by a county road, leading from Buena Vista in Scioto County, to Rome in Adams county.

Three small streams form in the hills and pass through the bottom lands to the Ohio river. First of these is Flat Run which flows along at a height of 375 feet above the river to the brow of the hill just in the rear of Buena Vista, is

precipitated 300 feet down the hillside to the bottoms and then flows gently to the river.

A broad valley extends from either side as it flows through the hills which rise 200 feet above it and along its course runs the iron railway of Miller & Sons, over which stone from their quarries is transported to the brow of the hill and is then let down to their saw mill in the river bottoms by an inclined railway. A half mile west of Flat Run, a smaller stream, Grog Run, tumbles over the face of the hill, after finding its way through the hill which runs parallel with river and having its source in two small forks which form in the valley to the rear of the hill. A quarter of a mile further on we come to what is known as Rock Run, and this is the largest of the three streams. It heads in the hills to the north of the Loughry property, tumbles down as it flows on this property over 300 feet and winds through a deep gorge a distance of two or three miles before emerging finally on the broad bottom land just east of the village of Rockville. These three streams forming as they do valleys and deep gorges through the hills form a very important factor in reckoning the value of this property, as will be shown as we proceed in the description.



Houses and Buildings.

The main residence on the land is that where Mr. John C. Loughry now resides and is in the village of Rockville, shown on the accompanying plat. It is a two story frame house of ten rooms, with a veranda paved with the celebrated "City Ledge" stone quarried on these lands, extending along its entire front. It is pleasantly located about 150 feet from the river bank, a

grassy lawn extending to the edge of the bank and fine old shade trees surrounding the house, making it an altogether very beautiful home, which commands a splendid view of the Ohio river for several miles in either direction, enlivened every hour of the day by the swiftly but silently gliding steamers which ply the year round between points on the Ohio, Mississippi, Missouri, Tennessee and Cumberland rivers. In the grounds or enclosure surrounding the house are a number of out buildings, such as a carpenter shop, carriage houses, wagon sheds, stables, corn cribs, wood sheds, etc. In the village, where reside probably a dozen families at the present time, are four small dwelling houses on this property occupied by tenants. There are two log houses in Rock Run valley and in the bottoms about midway between Buena Vista and Rockville is a stone house in excellent condition, built of stone taken from the hills in the year 1814 and this marks the beginning of an industry which sprang up then and which has continued, ever increasing in magnitude, to the present day; that of quarrying and shipping to the markets of the world the fine grades of building stone, which lie in these hills in exhaustless quantities.

On a small rise at the foot of the hills nearer the village of Buena Vista are two other frame houses, in good repair and occupied by tenants. Good barns sufficient to shelter all the crops of the farming lands are scattered over the lands at points of advantage.

~ ~ ~

Agricultural Features.

The bottom land consisting as has been said of about fifty-five acres, is of that very excellent quality found along

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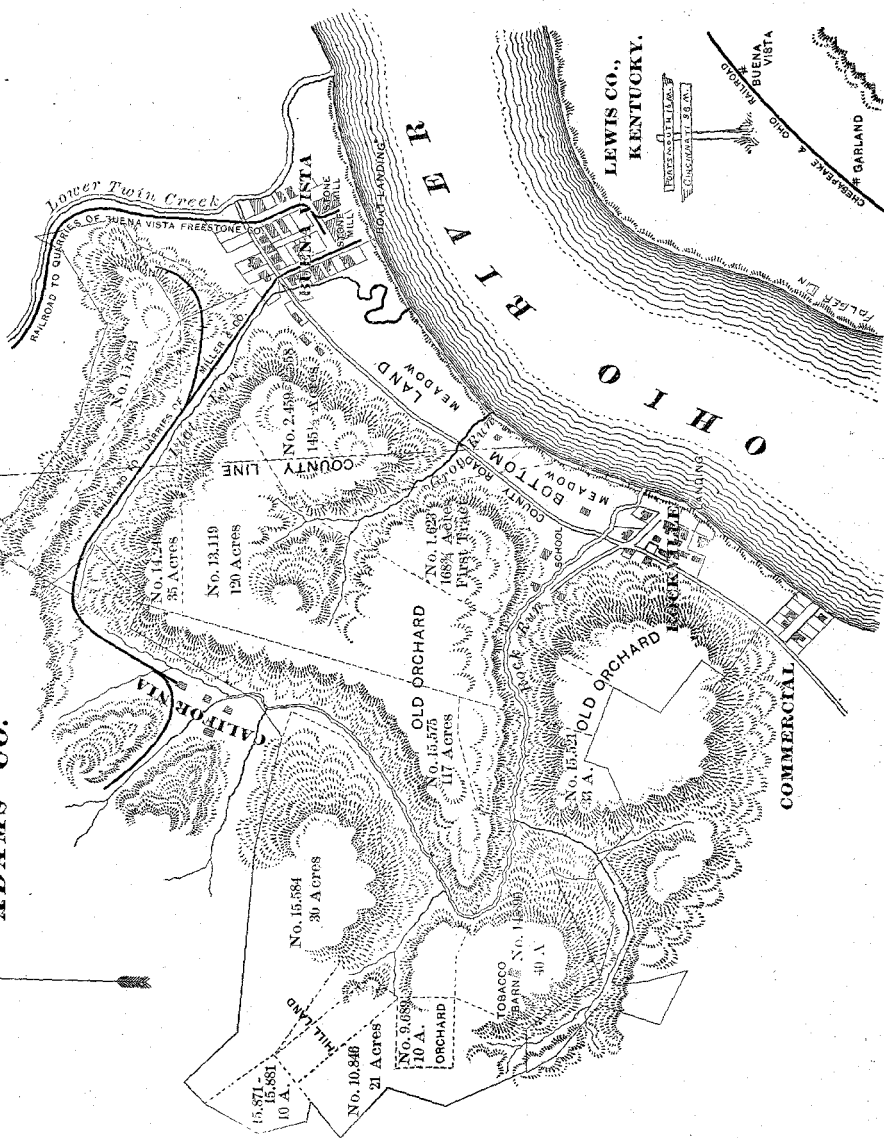
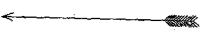
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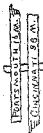
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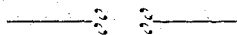
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CHICKASAW & GARLAND
BUENA VISTA
OHIO

the Ohio Valley and produces excellent crops of corn, wheat and grass. Tobacco has been successfully cultivated on neighboring and similar ground.

The soil on the hills though not of that excellent quality and depth peculiar to the bottom lands, is of a very good nature and probably above the average hill land. On the hills in years gone by when the seasons were seemingly more favorable, great peach orchards thrived and the crops running over ten thousand bushels per year, brought to its owner many thousands of dollars. Portions of the hills have recently been prepared for tobacco raising and very good results have been reached. This is comparatively a new product for Scioto county and the work done and crops produced promise to make it a permanent and profitable feature of farming in this vicinity. Very good corn crops are also produced on these lands.



The History of the Tract.

The portion of these lands on the river front were located first as early as 1801 by General Nathaniel Massie. The late Judge Joseph Moore, in early life, was a stone cutter and he purchased two of the tracts on the river from Massie, prior to 1814, and in that year he built the famous stone house previously mentioned. He resided on these lands until 1830, and between 1814 and 1830 he made rafts of deadened poplar trees, loaded them with freestone from the foot of the hills and shipped them to Cincinnati for building stone, where there was then and ever since has been a good market. There has not been a year since 1814 to the present that the Waverly stone has not been shipped from these lands or

from adjoining lands to the Cincinnati market. The late John Loughry went to Rockville in 1831, Judge Moore having retired to his farm four miles above Buena Vista in 1870. Mr. Loughry brought with him 16 yoke of oxen and 60 or 70 men to get out stone with which he built ten locks in the Miami canal at Cincinnati.

Judge Moore got his stone from the bottom of the hill from those that had broken off in ages past, but John Loughry began his work at the top of the hill and there got his stone for the canal locks which he built, and which are perfect to this day and have stood the test of water, air and frosts for sixty years without any signs of disintegration. The foundation of the house he resided in, built of this same stone, is as perfect this day as it was 59 years ago when it was built, and the marks of the bush hammer upon the stone are as fresh as though made but yesterday. Cincinnati is full of business and dwelling house fronts made of this stone and is largely used, when properly sawed, for paving sidewalks, for making steps and for window caps and sills, and for the latter purposes, in brick houses, its use in Cincinnati and surrounding cities is universal. Loughry first dragged the stone with ox teams to the river, afterwards built immense skids or chutes on the hill sides, down which the stone were run to the bottom of the hill, but finally built well graded roads down the hillsides and hauled the stone down on wagons. In more recent years, however, an incline railway was built near Buena Vista and locomotives were employed to haul stone from the quarries to the top of the incline and they were lowered to the bottom by endless cables, the loaded cars hauling up the empty ones. Stones were first loaded on decked scows by means of rollers and crowbars, but later great hoisting machines capable of lifting the largest stone, were built

in such a manner as to carry the stone from the land to the barges, greatly facilitating and cheapening the output. The decked barge for transporting stone down the river was a great stride above Judge Moore's log raft and these went down the river never to return, being sold to produce merchants at Cincinnati, and then after being loaded with produce were run to the Louisville and New Orleans markets. Timber, however, got to be scarce and towboats were brought into use, towing loaded barges to Cincinnati and returning the empties to be again loaded. Thus gradually we have seen the work of getting the stone from the hills to the market both facilitated and cheapened. We cannot say so much of the means employed in quarrying the stone, there seemingly being but little progress in this line in this special locality. Men with picks and shovels remove the overlying dirt and stone or shale, and take it to the edge of the hill in wheelbarrows to dump to the bottoms below.

This is a very laborious and expensive way of quarrying, and for this reason ledges are quarried into the hills but a short distance to be abandoned.

A certain ledge of stone seemed more popular with the stone workers of Cincinnati than the others, because of the evenness of color and the ease with which it could be worked, and to this ledge John Loughry gave the name "City Ledge" and by this name it is known to the present day throughout all markets where this stone is sold. Its location and thickness is indicated on the vertical section of the land made by Prof. E. B. Andrews, geologist, a fac-simile of which is herewith produced.

This was made by Prof. E. B. Andrews, then Assistant State Geologist of Ohio, in 1872, from actual survey, for the Messrs. Caden, of Buena Vista, who were then the own-

ers of the land, the subject matter of this pamphlet. The term "quarried" used on the same does not mean that the ledge so marked has been exhausted, but that the same has been and is being quarried, to distinguish from those which have never been quarried at all.

The "City Ledge" is a light drab or gray in color. For special orders, stone containing 300 cubic feet and weighing about 22 to 24 tons have been quarried and shipped away, but ordinarily blocks containing from 50 to 70 feet are quarried. John Loughry in his day did not confine his work to any single ledge, but quarried ledges above and below the "City ledge;" but since 1843, the work has been principally confined to the "City Ledge." For the construction of the locks in the canal at Cincinnati, Loughry used the yellow ledge shown on the section at the top of the hill, and when the Trust Company Bank was built at the southwest corner of Third and Main streets in Cincinnati, a fine white ledge below the "City Ledge" was selected, and to this was given the name "Trust Company Ledge." Twenty-five years ago the old Trust Company building was pulled down to make way for a larger and more modern building, and when the new building was constructed the famous "City Ledge" was used. However, the stone taken out of the old building were in an excellent state of preservation and the Trust Co. Ledge is really harder and more durable than the City Ledge, being older and having been subjected to a greater pressure than the City Ledge, which lies some distance above it, as shown by the sectional view.

John Loughry died in 1862, and is buried in the Sandy Springs churchyard, three miles from the family residence, in what is known as the Irish Bottom. For his monument, three great blocks of stone were taken out of as many differ-

ent ledges, were dressed and placed one on the other, making a lasting and appropriate monument to the memory of one who developed the stone industry here.

John Loughry retired from the active work in 1856, and was succeeded by his son, John C. Loughry, who continued the work up to 1861, when the civil war came on, and quarrying ceased. It commenced again in 1863 and John C. Loughry continued to work the quarries until 1865, taking out the stone for John M. Mueller to be used in the piers of the suspension bridge at Cincinnati. In this year, 1865, he sold out to the Caden Brothers who continued the work on a very large scale up to 1873, at which time Mr. Loughry repurchased the tract and then sold stone in the ledge to Mr. John M. Mueller, he paying therefor a handsome royalty of three to four cents per cubic foot.

The Stone Business.

The quarrying, sawing and shipping of the Waverly Sandstone is an immense business in Scioto and Adams counties in Ohio, and in Lewis county, Kentucky, which lies immediately across the river, and in which the same ledges of stone are found. The village of Buena Vista is devoted solely to the stone trade. John Miller & Sons operate the railroad and incline before mentioned, in transporting stone from their quarries (which lie in the rear of the Loughry tract) to their mills. The line of the road is indicated on map herewith published. The Millers have a right of way over the land for their railroad. Spurs from this road can be run to any part of the hills to haul out the "City Ledge" or ledges lying above it. The "City Ledge" yet unquarried extend for more than a mile and a half.

The Buena Vista Freestone Company is operating on the lands of William J. Flagg, which lie on the waters of Upper and Lower Twin Creek in Scioto county. It also has a railroad running from their quarries to the mill in Buena Vista operated by mule power.

The town of Freestone on the Chesapeake & Ohio Railroad in Lewis county Kentucky, is built up of the stone business.

In the City of Portsmouth, 16 miles by turnpike from this property, two sawmills are constantly running, sawing stone from the quarries which are operated on Carey's Run, Stony Run and vicinity, within about six miles of Portsmouth. On account of the dip of the strata, which is about thirty feet to the mile to the east, the stone which at Buena Vista is 400 feet above the river level, is found in the vicinity of Portsmouth at or near the river bank level, and hence the stone which is quarried at Portsmouth is inferior to that at Buena Vista on account of its more recent formation.

In the cities of Portsmouth and Cincinnati, the Buena Vista freestone, by which name the stone from this locality is popularly known, can be seen everywhere as pavements, front steps, walks inside yards and as fronts and trimmings to both dwelling and business houses.

In the cities of New York, Chicago and Washington, D. C., where markets for great quantities of this stone have been found, may be seen many beautiful dwelling and business fronts as well as trimmings for brick houses, made of it. The beauty of the stone, the ease with which it works under the chisel of the stone cutter and its durability, makes it very popular in a wide range of territory, and for house steps, window caps sills, cornices, etc., it has no equal, and on account of the foregoing named qualities, no stone enters into compe-

tition with it. Nor is its use confined to those already named, as numberless bridge piers, arch culverts, heavy foundations and massive warehouses will testify. There might be mentioned in this connection among other structures of this stone, the piers of the suspension bridge at Cincinnati, of the Louisville & Nashville railroad bridge at the same place, the bridge of the Norfolk & Western R. R. at Kenova, W. Va., and the railroad bridge at Point Pleasant, W. Va., Railroad culverts on the Chesapeake & Ohio R. R. between Huntington and Cincinnati, and on the Norfolk & Western between Columbus and Ironton, Ohio; foundations of the Cincinnati, Newport, Portsmouth, Ironton and other water works, where exposed to wind, water and weather, it has stood for years, with no evidence of disintegration.

Many handsome stores along Fourth, Fifth, Walnut, Vine and other streets, and beautiful dwelling house fronts along Broadway, in Cincinnati, were built of this stone.

Since the opening of the Ohio & North Western Railroad through Scioto county, large stone interests have developed at Otway, Henley and Coe's.

At Freestone, in Lewis county, Kentucky, there is an immense business being done, and all has grown up since the opening of the Chesapeake & Ohio Railroad along the Ohio river, three years since.

All this is evidence of the great and growing demand for this excellent stone, and when a railroad is constructed down the north bank of the Ohio river between Portsmouth and Cincinnati, which is contemplated by the Norfolk & Western people, favored as it will be by railroad and steamboat shipping, the latter a standing guarantee of cheap rates, Buena Vista will be the most favored of all stone producing localities. The increase of value of these lands can hardly be es-

timated and certainly not overestimated when this road shall have been built.

The Stone on the Land.

We find no less than 60 ledges of stone ranging in thickness from eight inches to five feet. Twenty-two of these are below the "City Ledge," the lowest of which is 200 feet above the level of the bottom lands, thus being high enough to afford dump ground for all the stripping and refuse matter.

None of these twenty-two ledges can be worked in the vicinity of Portsmouth because of their being below the level of the Ohio river. They are of an excellent quality, harder and finer grain than those above the "City Ledge." All these can be worked for more than a mile along the hills fronting on the river, and on both sides of Rock Run for two or three miles up that stream, the wide deep valley of that latter stream affording plenty of dump ground for all refuse matter.

Referring to the sectional view, we find over 40 ledges above the "City Ledge," all of very excellent quality, all marketable and accessible. These are of a variety of thicknesses, color and quality, which will allow of them being used for any purpose for which stone have ever been used.

These stone have been in demand for 77 years and there is no apparent indication of that demand lessening, on the contrary, it seems on the increase and the many industries springing up wherever the stone is found and where railroads have penetrated, can but strengthen that belief.

The Clays.

Not the least valuable features of this tract, are the clays found therein. These are as follows: 200 feet of black shale or clay extending from the level of the bottom land up to the lowest ledge of stone. This shale was formerly distilled (before the discovery of petroleum) for lubricating and illuminating oils. Lying above and on the city ledge is a stratum of blue clay which burns to a color of the famous Milwaukee brick and immediately below the city ledge is another vein of ten feet of the same blue clay lying on a sixteen foot stratum of black shale and all of these clays make an excellent grade of sewer pipe.

Sixteen feet above the city ledge and between a twelve inch ledge of stone on the bottom and a thirty inch ledge of stone on top, is a vein of ten feet of red clay which has gained some fame among lovers of pottery, on account of the beautiful vases and other articles made from it. It burns to a rich red-brown and stands fire better than any red clay that has been used at Rookwood Pottery in Cincinnati. Beautiful building brick have also been made from it, and in this probably lies its chief value.

A two inch cube burned from this clay, on a test at the Smithsonian Institution, withstood a pressure of 110,000 pounds. This clay is adapted to use in Art Pottery, for building handsome house fronts, and burned a little harder in paving streets.

In this connection it might be mentioned that several articles of pottery made and decorated by Mrs. Bellany Storer, from clay taken from these lands and burned at Rookwood Pottery, took a distinguished prize at the recent Paris Exposition, and Mr. John C. Loughry has some very fine specimens of pottery made from the red clay.

A Summer Resort

Along with other desirable features mentioned, it might well be added that the Loughry property could be made a very popular and profitable Summer Resort. It lies in the geological formation wherein flow the waters which have made the Mineral Springs of Adams County, Ohio, and the Esculapia Springs of Lewis County, Kentucky, famous, and no less than two chalybeate springs gush forth on the premises, one near the Loughry home, and another in the valley of Rock Run, the wholesome qualities of which have had a local reputation for sixty years. Not a few Cincinnati people have resorted to this beautiful place in summers gone by and many would be glad to avail themselves of a few weeks sojourn here, if accommodations could be had. Being as it is on the bank of the beautiful Ohio, a few hours delightful ride by any of the many elegant steamers plying between Cincinnati and Pittsburg, from any of the thriving cities in the Ohio valley, and being so convenient to passengers coming over the Chesapeake & Ohio Railroad, it would, no doubt, with proper accommodations make a very popular and profitable resort. Delightful walks into the fastnesses of Rock Run and over the wooded hills, add no little charm to the place. With several cottages and buildings already here, it would not require a great outlay to develop this feature.

In conclusion we may say that the future of this property appears very flattering. The exhaustless quantities of building materials, stone and clay, the grand sites for manufactories on the bottoms between Buena Vista and Rockville, through which the contemplated railroad must pass; the shipping facilities secured by such railroad and the Ohio river, and the low rates for transportation which must prevail where river and

rail are rivals, all these tend to enhance the future value of property with such accessories. The present proprietor is so situated that he cannot give the development of this property his personal attention and therefore offers it for sale.

All inquiries regarding the same will be fully and promptly answered by addressing, N. W. EVANS, Attorney, for the proprietor, No. 135 W. Second St., Portsmouth, Ohio.

Appended hereto is given extracts from a report of Prof. E. B. Andrews after a survey made in July, 1872.



Extracts from the Report of Prof. E. B. Andrews

"GENTLEMEN :—I have just made a careful examination of your lands in the neighborhood of Buena Vista with reference to the building stone contained in them and lay before you the following statement :

"You will find by reference to the First Annual Report of the Ohio Geological Survey that many of the more important facts relative to your region are given. My more recent examinations entirely confirm the statements made by me in that report.

Your building stones belong to a series of rocks, called in Ohio, the "Waverly Group," lying geologically in the border limits between the Carboniferous and Devonian formations. This group on the Ohio river has a very fine development and the quality of the fine grained sandstone is very superior. The sandstone is in layers varying in thickness from a few inches to nearly six feet. These layers are separated from each other by layers of shales easily removed.

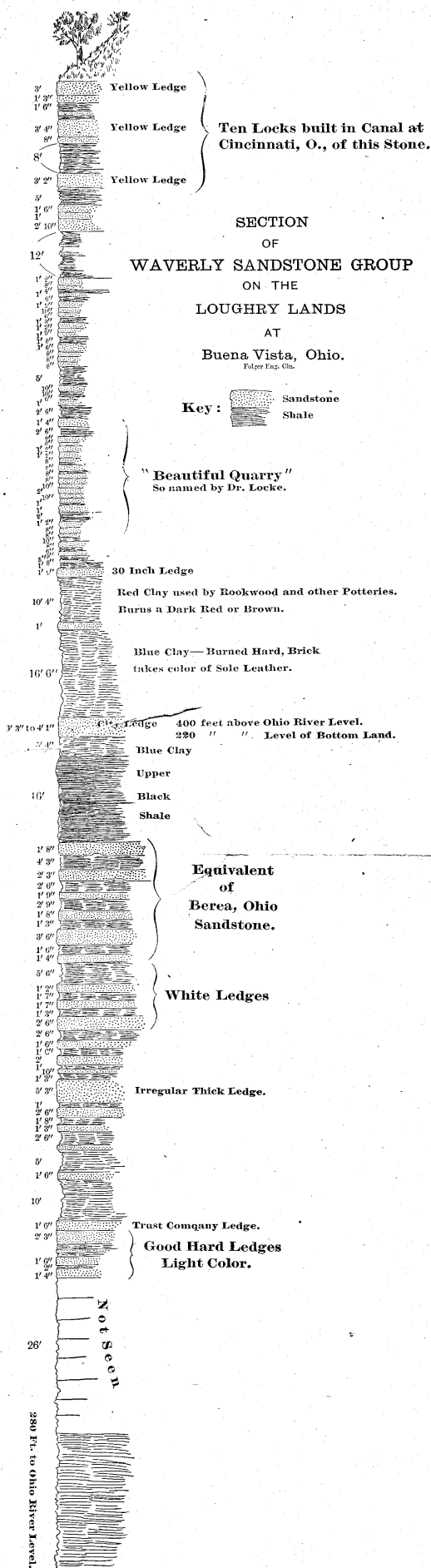
The sandstones are remarkably even bedded; the planes of the top and bottom of each layer being generally perfectly parallel. The stones can be obtained in blocks of almost any desirable size; indeed the size of the blocks is only limited by the possibilities of transportation.

I add herewith vertically, sections, showing the strata in the hills on your lands. From them, you will see at a glance, the position and thickness of the strata. Many of the sandstone layers have been worked in former years. There is scarcely a layer which has not some value and all the strata of sandstone will hereafter be needed in building up the cities and towns of the country.

The layer marked on the section, the "City Ledge" furnished an excellent quality of stone, but I think no better than many other layers not now worked, because not so accessible. The clay shales above the "City Ledge" stratum are easily removed and generally there is a bench around the hills made by the gradual removal by natural causes of the soft materials, so that we now find the "City Ledge" covered by comparatively little superincumbent earth. Where the hillside is gradually sloping a very wide belt of the "City Ledge" stratum may be easily and cheaply obtained.

The following are the estimates I have made after careful examination, of the quality of the "City Ledge" stone to be readily obtained by stripping on the lands owned by you in. For location, see the map of Mr. Barton, C. E.

It will be noticed that these estimates of quantity of "City Ledge" remaining in the hills at that date were based on 50 to 80 feet as the width. The fact is the ledges run entirely through the hills and with improved machinery and methods the stone could be quarried into the hills a much greater distance:



1. City Ledge stone on Rock Run Railroad now laid down 2,000 feet in length, allowance made for waste, 50 feet wide by 3 feet, 3 inches deep.....	300,000 Cub. ft.
2. Right hand fork, Peach Orchard Run, 660 feet long, 60 feet wide.....	118,800 Cub. ft.
3. Left hand of Rock Run, 2,000 ft. by 70....	420,000 “
4. Rose Run and Branches, 4,000 ft. by 80....	960,000 “
5. Rock Run near Mueller's 330 ft. by 80....	79,200 “
6. Right hand of Rock Run, 2,640 ft. by 50....	396,000 “
7. Flat Run and branches, 1,320 ft. by 50....	198,000 “
8. Head of Grog Hollow	99,000 “
9. Peach Orchard Run, 825 ft. by 60.....	148,500 “
10. West Side of Lower Twin Creek.....	475,200 “
Total	3,193,800

This large quantity of the favorite “City Ledge” stone will last at the present rate of working, a long time. If leased at the common rate of royalty, it would bring \$159.835.

In the calculations it is believed that liberal allowances have been made for waste. The stratum often measures 3 feet, 6 inches, but in the calculations all above 3 feet has been disregarded. In regard to the quality of the “City Ledge” stone I need say but very little, for the reputation of the stone is thoroughly established in the leading cities of the west. For beauty, durability, firmness under pressure, easy of working and general good behavior under the chisel, I know of no stone in the country equal to it. But I have no doubt that there are other ledges in your hills equally good. Those below the “City Ledge” stratum are many of them very thick and of great fineness and firmness of structure and almost indistinguishable from the stone of the “City Ledge.” There are many places where the lower stone could be moved to ad-

vantage. They will be needed and must come into use at no distant day. I have given sections which show the thickness and relations of the sandstone layers at different points on your land.

They will reward careful examination, for they will show better than written descriptions could, how the formations lie. All the layers of sandstone lie so high in the hills that there is everywhere ample room for dumping the waste material. In this respect your quarries are admirably located.

The area covered by this quality of Waverly stone is limited in extent and at no point is it so accessible as on the banks of the Ohio river. The recent fire in Chicago has well nigh destroyed all confidence in limestone as a building material, and it is probable that sandstone will hereafter be used for all large and important structures. This will give an ever increasing value to your Buena Vista stone."

Very Respectfully.

E. B. ANDREWS,

Ass't. Geologist, Ohio Geol. Survey.

Portsmouth, O., July 20, 1872. In charge of Second Dist.



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